



Section 1.0

# INTRODUCTION



## **1.0 – INTRODUCTION**

This Draft Environmental Impact Report (EIR) is intended to inform the City of Carlsbad (City), public, and quasi-public agencies and groups, and the general public about the potential significant environmental effects of the proposed project and associated actions (Section 15002 of the California Environmental Quality Act [CEQA] Guidelines).

The proposed Westfield Carlsbad Specific Plan/Site Development Plan (proposed project) involves the demolition, reconfiguration, and/or reconstruction of existing commercial/retail space within the existing shopping center. The existing Westfield Carlsbad center totals approximately 1,151,100 square feet of gross leasable area (GLA). The project includes demolition or removal and reconfiguration of existing shopping center space (e.g., former Robinsons-May building), and the addition of new internally and externally oriented retail space, including specialty shops, restaurants, a movie theater, a gym, a grocery store, and other commercial uses within the shopping center. The project would primarily be built within the existing building envelopes of the main mall structure, with a small amount of new building area to be constructed adjacent to the existing structure on the northeast, east, and southeast perimeter of the main mall, and in out-building locations within the parking lots of the shopping center. In total, the project would involve the demolition, reconfiguration and/or reconstruction of approximately 225,631 square feet (sf) of existing commercial/retail space, and construction of approximately 261,048 sf of GLA, for a net increase of 35,417 sf of new GLA. Upon completion of the proposed project, the Westfield Carlsbad center would total approximately 1,186,509 sf (GLA) of commercial space.

Discretionary approvals associated with the proposed project include adoption of a Specific Plan (SP). The proposed Westfield Carlsbad SP (SP 09-01) describes the existing developed shopping center and the proposed limited expansion areas. It also provides a comprehensive set of development standards, design criteria and guidelines, as well as implementation procedures to facilitate the future re-development, revitalization, and ongoing operations of Westfield Carlsbad. The project also includes approval of the proposed Site Development Plan (SDP) that addresses the project actions described above, ground lease(s) and/or amendments to real estate documents, and certification of the Final EIR.

### **1.1 LEGAL REQUIREMENTS**

This Draft EIR has been prepared in accordance with the current guidelines for the preparation of EIRs issued by the City and complies with all criteria, standards, and procedures of the State

CEQA Statute (1970, as amended in 2010) (Public Resources Code Section 21000 et seq.); and the Guidelines for the Implementation of the California Environmental Quality Act (State CEQA Guidelines) published by the Resources Agency of the State of California (California Administrative Code Sections 15000 et seq.) (CEQA 2010).

The City is the lead agency for the preparation of this Draft EIR as defined by CEQA (Public Resources Code Section 21067, as amended), and the content of the document reflects the independent judgment of the City.

## **1.2 PURPOSE OF THE DRAFT EIR**

This Draft EIR is intended to provide information to the public agencies, general public, and decision makers regarding the project-specific and cumulative environmental impacts from the development and operation of the proposed project and related components. Under the provisions of CEQA, “the purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided” (Public Resources Code 21002.1(a)). This is a project EIR in accordance with Section 15161 of the State CEQA Guidelines.

## **1.3 SCOPE AND CONTENT OF THE EIR**

To define the scope of the investigation of the Draft EIR, the City of Carlsbad distributed a Notice of Preparation (NOP) to city, county, and state agencies; other public agencies; and other interested private organizations and individuals on January 5, 2010. The purpose of the NOP is to identify agency and public concerns regarding potential impacts of the proposed project.

In response to the NOP, comment letters were received from the following public agencies during the 30-day NOP public review period: California Department of Transportation (Caltrans) District 11, California Department of Toxic Substances Control (DTSC), U.S. Army Corps of Engineers (USACE), and the Native American Heritage Commission (NAHC). Following the close of the NOP review period, the City received additional written comments on the NOP from Diane Nygaard of Preserve Calavera, a private organization. Written comments received on the NOP are included in Appendix A to this EIR.

Additionally, in accordance with Public Resources Code Section 21083.9, public scoping meetings were held by the City on January 19, and February 4, 2010. The purposes of the scoping meetings were to explain the scoping and overall environmental review process, present the project, and

receive comments on the content of the EIR. No public comments were received at the January 19<sup>th</sup> or February 4<sup>th</sup> scoping meetings. All comments received by the City during the scoping process have been taken into consideration during the preparation of this EIR.

This EIR analyzes project impacts associated with the following 13 issue areas that are addressed in detail in Section 4.0, *Environmental Impacts and Mitigation Measures*:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Paleontological Resources
- Transportation/Traffic
- Utilities and Service Systems

#### **1.4 AVAILABILITY OF REPORTS**

This Draft EIR and all reference documents are available for review by the public and public agencies for a period of 45 days to provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated” (Section 15204, State CEQA Guidelines). The Draft EIR is available for review at the City of Carlsbad Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008. Hard copies are available to the public upon payment of a charge for reproduction, and CD copies also are available for purchase. Circulating copies are also available at the Carlsbad Georgina Cole Library on Carlsbad Village Drive and the Carlsbad City Library on Dove Lane. Documents may be reviewed during regular business hours. In addition, the Draft EIR can be viewed on the City’s website at [www.carlsbad.gov/planning](http://www.carlsbad.gov/planning).

#### **1.5 COMMENTS REQUESTED**

Comments of all agencies and individuals are invited regarding the information contained in this Draft EIR. All comments on the Draft EIR should be sent to the following City of Carlsbad contact:

Mr. Jason Goff, Associate Planner  
City of Carlsbad Planning Division  
1635 Faraday Avenue  
Carlsbad, California 92008-7314

Comments also may be submitted by fax to 760-602-8559, or by email to [jason.goff@carlsbadca.gov](mailto:jason.goff@carlsbadca.gov). Following a 45-day period of circulation and review of the Draft EIR, all comments and the responses to the comments will be incorporated in a Final EIR. The City, as lead agency, will consider the written comments received on the Draft EIR and at the public hearings in making its decision whether to certify the EIR as complete and in compliance with the intent of CEQA, and whether to approve or deny the proposed project.

## **1.6 STRUCTURE OF THIS EIR**

This Draft EIR is organized into eight sections. The Executive Summary provides a brief project description, summarizes project impacts and mitigation measures, and identifies project alternatives. Section 1.0 is this Introduction. Section 2.0 describes the general environmental setting. A detailed description of the proposed project is provided in Section 3.0. Section 4.0 analyzes project impacts and identifies mitigation measures designed to reduce significant impacts. Section 5.0 discusses the cumulative impacts, significant irreversible environmental changes, unavoidable significant environmental impacts, and areas of no significant impact. An analysis of alternatives to the proposed project is provided in Section 6.0. References and persons responsible for preparation of the EIR are included in Section 7.0. The Final EIR will include Section 8.0, which will contain responses to comments on the Draft EIR.

A separately bound set of appendices to the Draft EIR includes the NOP and comments received on the NOP in Appendix A, as well as the technical studies prepared for the project in the subsequent appendices. In compliance with Public Resources Code Section 21081.6, a mitigation monitoring and reporting program (MMRP) will be prepared as a separately bound document and will be considered for adoption by the City at the time of the hearing for certification of the Final EIR.

## **1.7 INCORPORATION BY REFERENCE**

In addition to the documents appended to this EIR and as permitted by Section 15150 of the State CEQA Guidelines, this EIR references several technical studies, analyses, and reports which have been incorporated by reference. Incorporation by reference must also be consistent with the requirements of Public Resources Code Section 21061. Referenced documents are briefly summarized in the appropriate section(s) of this document and the relationship between the incorporated part of the referenced document and the EIR has been described. In addition to the project-specific technical reports included in the appendices, other documents and reference sources which have been used in the preparation of this EIR are identified in Section 7.0, *References*.

The documents incorporated by reference herein may be viewed by contacting Jason Goff, Associate Planner at the City of Carlsbad Planning Division, telephone number 760-602-4643.